169.0	0009	0010.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	791,000 / 791,000
					USE VALUE:	791,000 / 791,000
					ASSESSED:	791,000 / 791,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRIFFIN BETSY
Owner 2:	
Owner 3:	
Street 1:	22 DOW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SULLIVAN DONALD R & RUTH K -
Owner 2:	-
Street 1:	22 DOW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,125 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1960, having primarily Wood Shingle Exterior and 2214 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7125.000	342,700	4,700	443,600	791,000
Total Card	0.164	342,700	4,700	443,600	791,000
Total Parcel	0.164	342,700	4,700	443,600	791,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.27 | /Parcel: 357.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 112354

GIS Ref

GIS Ref

Insp Date 08/02/18

!13106!

PREVIOUS ASSESSMENT

Parcel ID 169.0-0009-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	342,800	4700	7,125.	443,600	791,100	791,100	Year End Roll	12/18/2019
2019	101	FV	258,100	4700	7,125.	443,600	706,400	706,400	Year End Roll	1/3/2019
2018	101	FV	258,100	4700	7,125.	373,900	636,700	636,700	Year End Roll	12/20/2017
2017	101	FV	258,100	4700	7,125.	342,200	605,000	605,000	Year End Roll	1/3/2017
2016	101	FV	258,100	4700	7,125.	291,500	554,300	554,300	Year End	1/4/2016
2015	101	FV	248,100	4700	7,125.	253,500	506,300	506,300	Year End Roll	12/11/2014
2014	101	FV	248,100	4700	7,125.	234,500	487,300	487,300	Year End Roll	12/16/2013
2013	101	FV	248,100	4700	7,125.	223,100	475,900	475,900		12/13/2012

PRINT

Date	Time
12/11/20	03:06:54

LAST REV

Date	Time
10/23/18	13:17:45
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13106

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULLIVAN DONALD	34173-338		11/29/2001		350,000	No	No		James A Griffin dod 1/15/2012
	11008-493		12/16/1965			No	No		N

USER DEFINED

Prior Id # 1:	112354
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/27/2012	944	Siding	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	Info At Door	CC	Chris C
11/26/2008	Entry Denied	163	PATRIOT
11/24/2008	Measured	345	PATRIOT
1/31/2002	MLS	MM	Mary M
12/15/1999	Meas/Inspect	243	PATRIOT
7/23/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7125		Sq. Ft.	Site		0	70.	0.89	7									443,623						443,600	

Total AC/HA: 0.16357 | Total SF/SM: 7125 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 443,623 | Spl Credit | Total: 443,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	40	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.29102564
Const Adj.:	0.98392010
Adj $ / SQ:	171.486
Other Features:	107777
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	465663
Depreciation:	122935
Depreciated Total:	342728

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB	2				

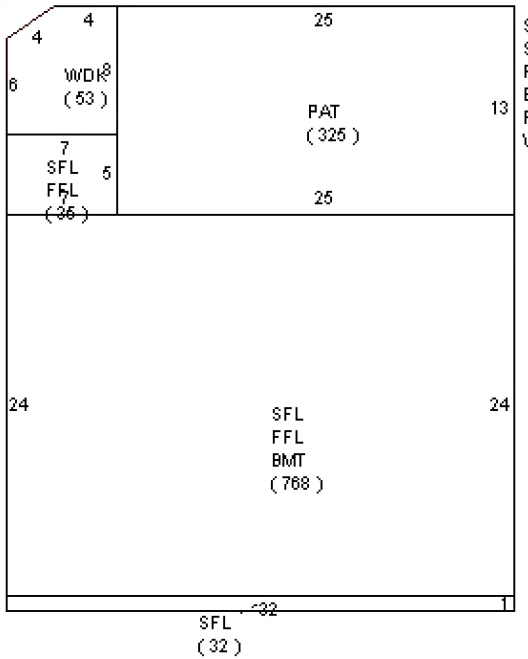
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



Sum Area By Label :
SFL = 835
FFL = 803
BMT = 768
PAT = 325
WDK = 53

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	171.49
Special Features:	0	Val/Su Net:	123.10
Final Total:	342700	Val/Su SzAd	209.22

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	835	171.490	143,191
FFL	First Floor	803	171.490	137,703
BMT	Basement	768	97.750	75,070
PAT	Patio	325	3.350	1,088
WDK	Deck	53	15.740	834

Net Sketched Area:	2,784			Total:	357,886
Size Ad	1638	Gross Are	2784	FinArea	2214

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

169.0-0009-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	15X24	A	AV	1960	21.94	T	40	101			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:	Total: 4,700